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## **TORREY HILLS INDEX**

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This section includes Appendices to the Torrey Hills Community Plan. The information presented in this section includes:

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- Appendix C. Land Use Intensity and Traffic Generation
- Appendix D. Community Plan Recommended Zoning
- Appendix E. Relationship to the City’s Progress Guide and General Plan
- Appendix F. Plan Update and Amendment Process

## APPENDIX A

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### LEGISLATIVE FRAMEWORK

The Torrey Hills Community Plan was developed within the context of a legislative framework on federal, state and local levels. Among the more important levels of influence are:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) which gives authority for the preparation of the community plan and specifies the elements which must appear in each plan. It also provides a means for adoption and administering these plans.
- Government Code Chapter 4.3 requires that local governments and agencies provide incentives to developers to include affordable units in housing projects. The City has adopted an ordinance which establishes an Affordable Housing Density Bonus that provides for an increase in density in a given zone to be granted for projects in which a portion of the total housing units are for low or moderate income persons.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires environmental documents be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing this Plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
- The California Coastal Act 1976 mandates that all designated coastal areas develop a Local Coastal Plan which is consistent with state-wide goals and objectives. The North City Local Coastal Program and Land Use Plan, with revisions, was adopted by the City Council in March 1987. The Plan provides specific guidelines for the development of that area of the community which lies within the coastal zone boundary. The Coastal Commission has also approved City Zoning Ordinance as implementation of the North City LCP.
- The Progress Guide and General Plan of the City of San Diego establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of the community plan.
- The citywide zoning and subdivision ordinances which regulate the development and subdivision of land in the City of San Diego.

In addition to legislation and ordinances, the City Council had adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing plan recommendations.

## APPENDIX B

### LAND USE INTENSITY COMPARISON—1994 PLAN AND 1997 PLAN

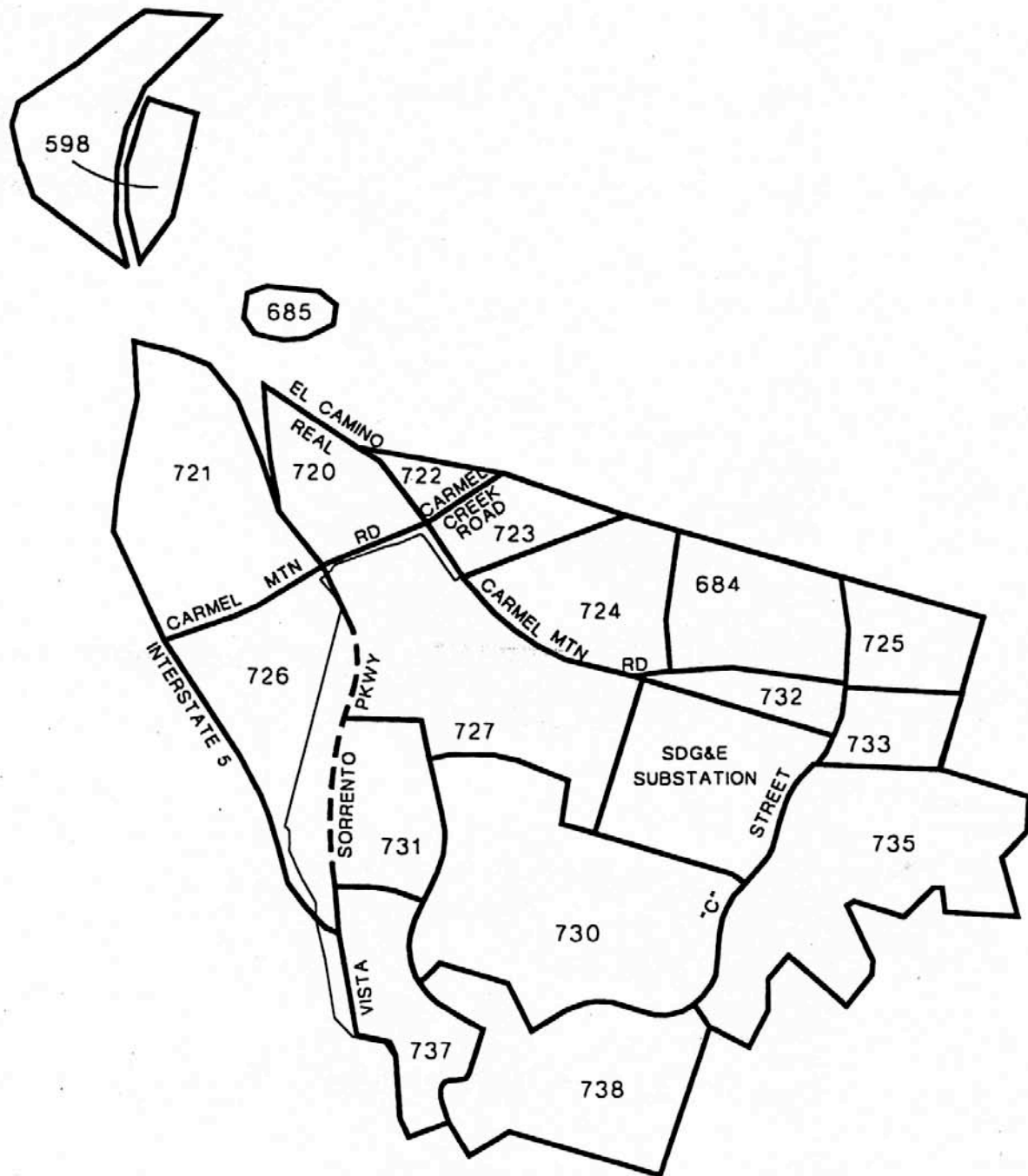
Land Use	1994 Community Plan	1997 Community Plan
Single-family Residential	252 units	1,334 units
Multifamily Residential	2,460 units	770 units
Commercial	500,500 sq. ft.	647,000 sq. ft.
Industrial/Professional Office/Scientific Research	2,424,000 sq. ft.	1,350,000 sq. ft.
Other:		
Health Club	28,000 sq. ft.	—
Day Care	3,000 sq. ft.	—
Neighborhood Park	10 acres	14 acres
Optional School Site	—	10 acres
Open Space	278 acres	283 acres
SDG&E Substation	40 acres	40 acres
Streets and Freeways	76 acres	66 acres

## APPENDIX C

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### LAND USE INTENSITY AND TRAFFIC GENERATION

Traffic generated by the 1997 amendment of the Torrey Hills Community Plan has been evaluated based upon land use intensities and City adopted generation rates. The Plan traffic study assigns the resultant traffic volumes to the community circulation network based upon Traffic Analysis Zones (TAZ). **Figure C-1** shows the location of TAZs for the community, and **Table C-1** summarizes the traffic expected from buildout of the community based upon the land use intensities recommended by the Plan.



**LEGEND:**

Vista Sorrento

Parkway Realignment - - - -



**REVISED TABLE C-1**  
**TORREY HILLS COMMUNITY LAND USES BY TRAFFIC ANALYSIS ZONE**

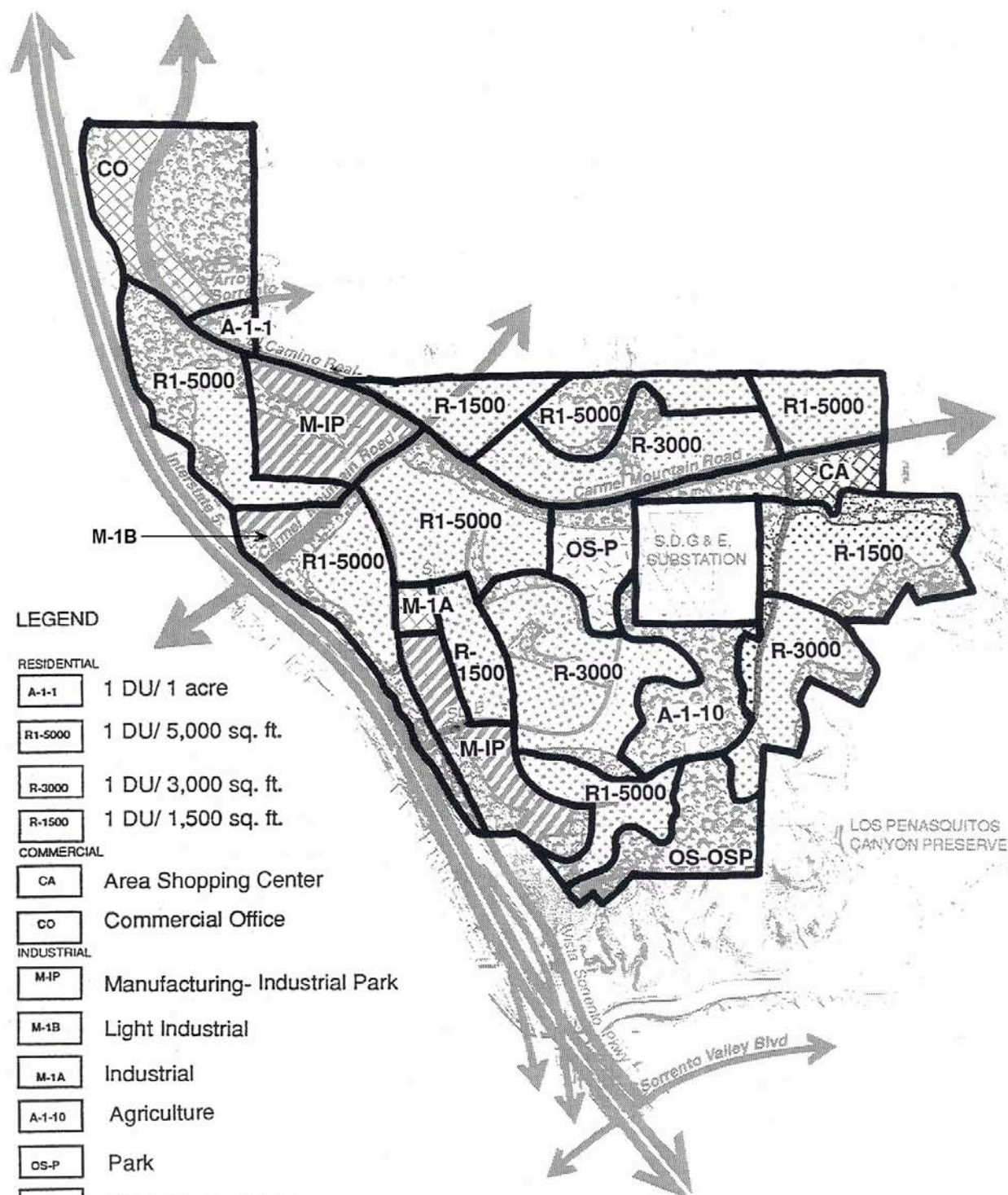
TAZ	Land Use	Buildable Intensity	Generation Rate	ADT
598	Office/Corporate	440,066 SF	15/KSF	6,601
	Visitor-Serving Commercial	36,580 SF	20/KSF	732
684	Single-family (4,000 SF)	121 DU	10/DU	1,210
	Single-family (5,000 SF)	37 DU	10 DU	370
685	Single-family Dwelling	2 DU	10/DU	20
720	Office	210,000 SF	20/KSF	4,200
721	Office	210,000 SF	20/KSF	4,200
	Single-family Dwelling	121 DU	10/DU	1,210
	Industrial	120,000 SF	15/KSF	1,800
	Industrial	42,070 SF	15/KSF	631
722	Courtyard	52 DU	10/DU	520
723	Courtyard	143 DU	10/DU	1,430
724	Courtyard	120 DU	10/DU	1,200
	Single-family (5,000 SF)	30 DU	10/DU	300
725	Single-family (5,000 SF)	83 DU	10/DU	830
726	Industrial	237,930 SF	15/KSF	3,569
727	Single-family (5,000 SF)	121 DU	10/DU	1,210
	Elementary School	4 AC	60/AC	240
	Park	16.2 AC	68/AC	810
730	Single-family (4,000 SF)	242 DU	10/DU	2,420
731	Multifamily	340 DU	10/DU	2,720
	Office/Industrial	310,000 SF	15/KSF	6,200
	Support Commercial	40,000 SF	72/KSF	2,880
732	Neighborhood Commercial	18,000 SF	73.7/KSF	1,314
733	Neighborhood Commercial	133,300 SF	56.4/KSF	7,511
735	Multifamily	430 DU	10/DU	3,440
	Single-family (4,000 SF)	172 DU	10/DU	1,720
737	Office	220,000 SF	23/KSF	4,400
738	Single-family (5,000 SF)	90 DU	10/DU	900
<b>Total Traffic</b>				<b>64,588</b>

Legend: SF = Square Feet  
DU = Dwelling Unit  
KSF = 1,000 Square Feet

## **APPENDIX D**

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### **COMMUNITY PLAN RECOMMENDED ZONING**



## Community Plan Recommended Zoning

Torrey Hills Community Plan

**D-1**  
FIGURE



## **APPENDIX E**

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### **RELATIONSHIP TO THE CITY'S PROGRESS GUIDE AND GENERAL PLAN**

The Torrey Hills Community Plan is a component of the Progress Guide and General Plan. Public Resources Code Section 21083.3 requires that a community plan include or reference the seven mandatory elements of the General Plan:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space

The City of San Diego's community plans comprise the Land Use Element of the General Plan. The remaining six mandatory elements, as well as the following optional elements, are addressed on a citywide basis in the Progress Guide and General Plan:

- Commercial
- Industrial
- Community
- Facilities
- Resource Conservation
- Community Design

The policies established in these elements of the General Plan are included in the Torrey Hills Community Plan by reference. The community plan contains specific proposals intended to implement the policies and standards of the General Plan.

## **APPENDIX F**

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### **PLAN UPDATE AND AMENDMENT PROCESS**

While the Torrey Hills Community Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to carry out the proposals of the Plan, and public hearings for these will be held in conjunction with hearings for the Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held as necessary so that future development is consistent with the Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in environmental, social, or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and city needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting Plan policies and recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, city officials and other organizations, to provide the community needed for an effective implementation program.

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